ATCT & BASE BUILDING OAKLAND INTERNATIONAL AIRPORT

STATEMENT OF WORK

The project consists of the construction of a new Air Traffic Control Tower (ATCT) and Base Building (BB). The project also includes the construction of a duct bank with cabling from the ATCT/BB to the existing FAA facilities on the Airport Operations Area.

The ATCT is approximately 240 feet high with a framed structural steel shaft. The cab is 550 square feet. The ATCT contains a stairwell, an elevator, electrical/electronic rooms, break room, rest rooms and has four functional floors; the cab, cable access, junction and sub-junction levels.

The BB is a two story concrete and steel framed structure with approximately 13,000 square feet. It includes an administrative area, offices, a conference/training room, storage room and electronic equipment, telecommunications, electrical and mechanical rooms, rest-rooms with showers, locker room and break room with kitchen facilities. The facility will comply with ABA requirements in all areas except for the tower shaft and cab.

The tower and base building will be LEED v2.2 Gold Certified.

The facility includes the following building systems:

a. Security: Perimeter fencing and lighting, CCTV monitoring, entry control video, electronic card entry and parking, gate and entry points lighting.

b. The HVAC system consists of a chilled water plant (a hybrid air cooled chiller and ground-source heat pump system), heating water boiler, chilled and heating water supply and return distribution piping, air handling units and distribution ductwork and exhaust fans. The HVAC system is monitored and controlled by a Direct Digital Controls system.

c. The fire protection system employs an electric fire pump, dry standpipe (in the ATCT) and wet-pipe fire-sprinkler zones. The fire alarm system consists of heat sensing and ionization smoke detectors, manual alarm stations, and control panels.

d. Electrical: The electrical distribution system consists of the essential and critical power systems. Power is supplied by the local serving utility via a utility owned and installed transformer to the main distribution panel which is located in the base building. A government furnished engine-generator installed by the contractor provides essential power in case of a utility outage. The contractor must provide the fuel oil system, including the tank and related piping. A government furnished UPS system (fed by batteries) installed by the contractor provides critical power.

The new facility will contain approximately 58-parking spaces and 3-handicap spaces. The entire site will encompass approximately 60,000 square feet.